

A U S T I N C I T Y C O U N C I L
AGENDA



Thursday, May 18, 2006

Item # 9

Back

Public Works
RECOMMENDATION FOR COUNCIL ACTION

Subject: Approve a resolution authorizing the filing of eminent domain proceedings for the Downtown/White Horse Trail Wastewater Improvements Project, a portion of the Austin Clean Water Program, to acquire a (1.) 12,079 square foot wastewater line easement, (2.) 13,491 square foot temporary working space easement, (3.) 29,195 square foot temporary ingress and egress easement, and (4.) a 10,083 square foot temporary staging area and materials storage site easement out of the Treadwell Addition, Section 5, a subdivision in City of Austin, Travis County, Texas, in the amount of \$113,393. The owner of the needed property interests is LAND STORAGE 2000, LTD. The property is located at 6400 Burnet Road, Austin, Travis County, Texas.

Amount and Source of Funding: Funding is included in the Fiscal Year 2005-2006 Capital Budget of the Austin Water Utility.

Fiscal Note: A fiscal note is attached.

Additional Backup Material
(click to open)
<input type="checkbox"/> MAP
<input type="checkbox"/> AWU FISCAL NOTE LAND STORAGE 00168W
<input type="checkbox"/> Resolution
<input type="checkbox"/> Field Notes

For More Information: Lauraine Rizer, 974-7078; Laura Bohl, 974-7064.

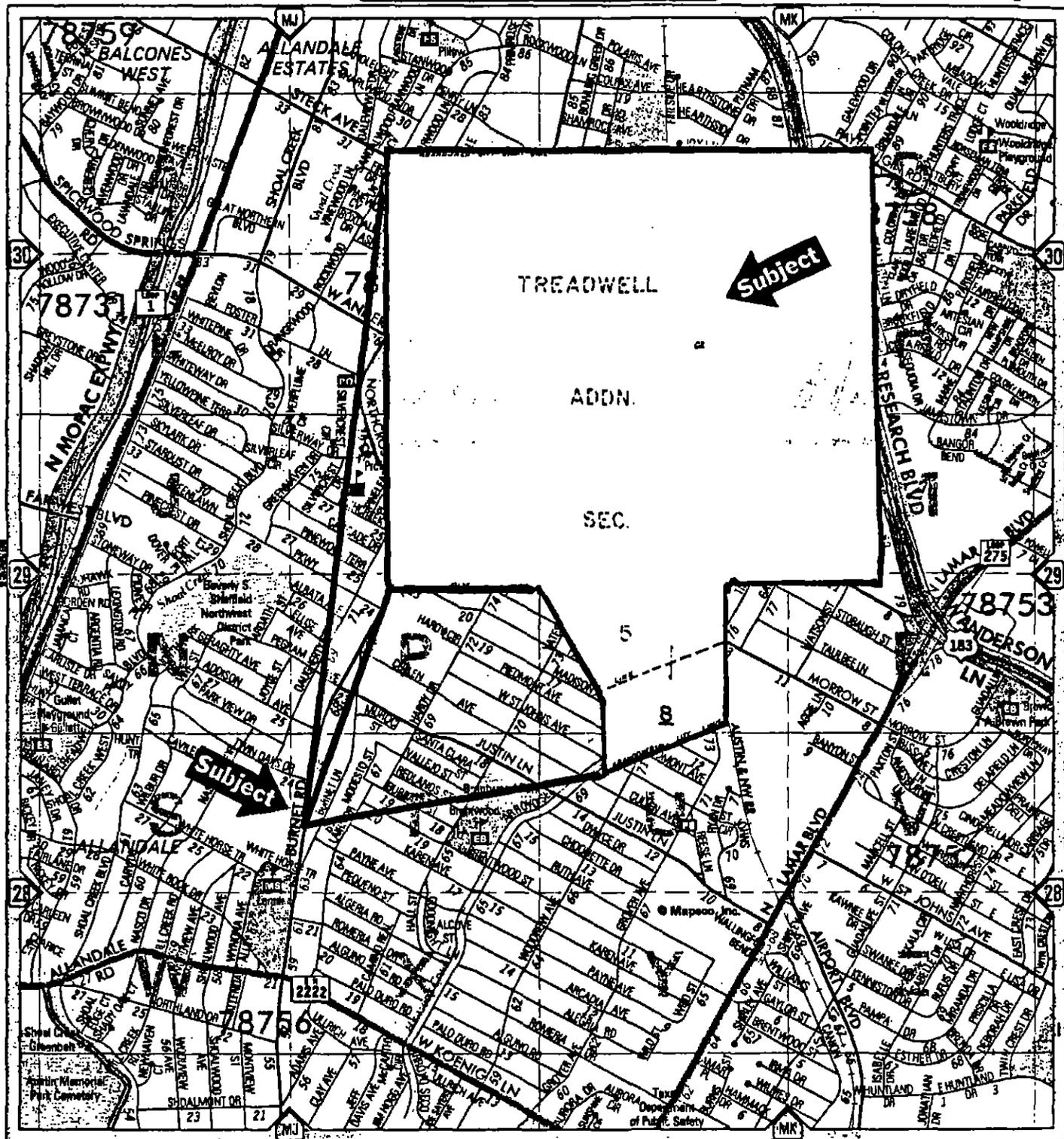
The design plans for the Downtown/White Horse Wastewater Improvements Project, a portion of the Austin Clean Water Program, require acquisition of a permanent wastewater line easement, temporary working space easement, temporary ingress and egress easement, and a temporary staging area and materials storage site easement on the property located at 6400 Burnet Road, Austin, Travis County, Texas.

The City of Austin has attempted to purchase the permanent wastewater line easement, temporary working space easement, temporary ingress and egress easement, and the temporary staging area and materials storage site easement from the landowner. However, the parties have been unable to agree on an appropriate price. The Law Department is requesting authorization to file an action in eminent domain on behalf of the City of Austin.

525



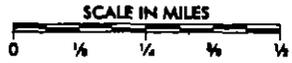
CONTINUED ON MAP 495



CONTINUED ON MAP 524

CONTINUED ON MAP 555

CONTINUED ON MAP 526



COPYRIGHT 1993, 2004 by MAPSCO INC. - ALL RIGHTS RESERVED

CIP FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

05/18/06
Resolution
Austin Water Utility

DESCRIPTION:

Approve a resolution authorizing the filing of eminent domain proceedings for the Downtown White Horse Trail Wastewater Improvements Project, a portion of the Austin Clean Water Program, to acquire a 12,079-square-foot permanent wastewater easement, a 13,491-square-foot temporary working space easement, a 29,195-square-foot temporary ingress and egress easement, and a 10,083-square-foot temporary staging and materials storage site easement out of a part of Treadwell Addition, Section 5, a subdivision in Travis County, Texas, in the amount of \$113,393. The owner of the needed property interest is LAND STORAGE 2000, LTD., a Texas Limited Partnership. The property is located at 6400 Burnet Road, Austin, Travis County, Texas.

FINANCIAL INFORMATION:

Parent Project Name:	Wastewater Unfunded Future
Project Authorization:	2005-06 Approved Capital Budget
Funding Source:	Commercial Paper
Number:	4570 237 2017

Current Appropriation	\$ 575,217,293.00
Unencumbered Balance	140,699,075.96 *
Amount of This Action	<u>(113,393.00)</u>
Remaining Balance	<u>\$ 140,585,682.96</u>
Current Available Balance	\$ 172,291,375.87
Less Outstanding Commitments	<u>(31,592,299.91)</u>
Estimated Unencumbered Balance	<u>\$ 140,699,075.96 *</u>

Utility Finance: _____

David Anders, Utilities Finance Manager

Date: _____

4/26/06

REF. # 4570 237 8772

RESOLUTION NO. 20060518-0

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City of Austin to acquire certain real property interests for public purposes as set out below; and

WHEREAS, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owner on the fair market value thereof; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City of Austin against the owner now having, or who may acquire, an interest in the real property interests needed by the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to economically effect the needed acquisitions.

The City Attorney or other authorized designee, shall file eminent domain proceedings for:

Owner: Land Storage 2000, Ltd.

Project: Downtown/White Horse Trail Wastewater Improvements Project, a portion of the Austin Clean Water Program

Intended Purpose: the permanent wastewater line easement described in the attached Exhibit "A" is necessary to install, operate, maintain, repair, replace, and upgrade permanent wastewater lines and appurtenances thereto, in order to increase and improve the City's ability to provide sanitary sewer services to the public, to prevent leakage from wastewater lines, and to comply with a federal mandate;

the temporary working space easement described in the attached Exhibit "B" is necessary to install the wastewater lines and appurtenances thereto in the permanent wastewater line easement described in the attached Exhibit "A."

the temporary ingress and egress easement described in the attached Exhibit "C" is necessary to install the permanent wastewater lines and appurtenances thereto in the permanent wastewater line easement described in the attached Exhibit "A.;" and,

the temporary staging area and material storage site easement described in the attached Exhibit "D" is necessary to stage equipment and store materials needed to install and repair the wastewater lines described in the attached Exhibit "A."

Location: 6400 Burnet Road, Austin, Texas

Property: Described in the attached and incorporated Exhibits A, B, C, and D.

ADOPTED: May 18, 2006

ATTEST: _____

Shirley A. Gentry
City Clerk

Land Storage 2000, Ltd.
Treadwell Addition Section 5
To
City of Austin
(For Wastewater Easement)

FIELD NOTES FOR PARCEL 5106.20 WE

ALL OF THAT CERTAIN 0.277-ACRE (12,079 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. SPEAR LEAGUE NO. 7 AND THE GEORGE W. DAVIS SURVEY NO. 15, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF THE TREADWELL ADDITION SECTION 5, A SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN VOLUME 75, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY SPECIAL WARRANTY DEED TO LAND STORAGE 2000, LTD. EXECUTED OCTOBER 6, 1988 IN VOLUME 10794, PAGE 420 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR POINT OF REFERENCE at a 1/2" iron pipe found at the most westerly corner of the above referenced Treadwell Addition Section 5, on the east line of Lot 1, Treadwell Addition Section One, a subdivision as recorded in Book 5, Page 188 of the Plat Records of Travis County, Texas and on a northwesterly corner of Lot "A" Fred McNair Subdivision, a subdivision as recorded in Book 77, Page 201 of the Plat Records of Travis County, Texas; **THENCE**, with a common line between said Treadwell Addition Section 5 and the Fred McNair Subdivision, **S62°52'41"E** a distance of 369.28 feet to a calculated point, **THENCE**, through said Treadwell Addition, Section 5 **N27°08'42"E** a distance of 7.50 feet to a calculated point in the east line of a 10' Sanitary Sewer Easement as recorded in Volume 1437, Page 232 of the Deed Records of Travis County, Texas having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined Scale Factor 0.999919) values of **N= 10,096,870.17** and **E= 3,113,975.91** for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, through said Treadwell Addition, Section 5 for the following two (2) courses:

1) **N62°52'41"W** a distance of 361.77 feet to a calculated point for the southwest corner of this tract;

2) N27°14'34"E a distance of 894.48 feet to a calculated point on the rear line of Lot 3, Edgewood Section Two, a Subdivision as recorded in Book 6, Page 153 of the Plat Records of Travis County, the same being the southeasterly line of said Treadwell Addition, Section 5; from which point a 1 inch axle found at the southwest corner of said Lot 3 bears N62°30'26"W a distance of 7.50 feet, said calculated point being the northwest corner of this tract;

THENCE, with the common line between said Treadwell Addition, Section 5 and the said Edgewood Section Two, S62°30'26"E a distance of 30.53 feet to an iron rod w/cap set;

THENCE, continuing along said common line, S62°12'28"E a distance of 37.07 feet to a ½" iron pipe found for an angle point of said Lot 3 and the north line of this tract;

THENCE, continuing along said common line, S62°47'03"E a distance of 76.43 feet to a calculated angle point of this tract;

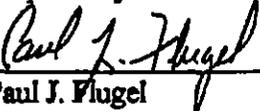
THENCE, through said Treadwell Addition Section 5 for the following seven (7) courses:

- 1) S17°45'26"E a distance of 27.19 feet to a calculated angle point of this tract;
- 2) S72°14'34"W a distance of 15.00' feet to a calculated angle point of this tract;
- 3) N17°45'26"W a distance of 17.34 feet to a calculated angle point of this tract;
- 4) N62°45'26"W a distance of 132.89 feet to a calculated point for an inside ell corner of this tract;
- 5) S27°14'34"W a distance of 868.94 feet to a calculated point for an inside ell corner of this tract;
- 6) S62°52'41"E a distance of 354.26 to a calculated angle point of this tract;

7) S27°08'42"W a distance of 7.50 feet to the POINT OF BEGINNING and containing 0.277 acre (12,079 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground in May of 2005 under my supervision.

Prepared by Landmark Surveying, Inc.

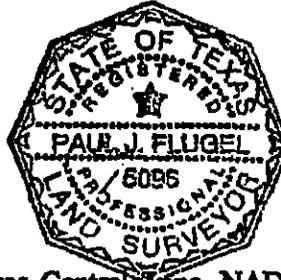


Paul J. Flugel

Registered Professional Land Surveyor No. 5096

Date: May 19, 2005

Revised Date: June 15, 2005



Bearing Basis: Texas State Plane Coordinates (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined scaled factor = 0.999919). All data derived from NAD '83, grid coordinates for CB53, CB54, and Cb55 as supplied by the City of Austin Monument Data Sheets

Z:\ClaunchandMiller\Whiterock\fieldnotes\new align\Treadwell-addn, Sec5-WE.doc

Austin Map No.525, Grid J28

TCAD No. 02-3203-0803

FIELD NOTES REVIEWED

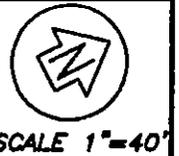
By:  Date: 7-5-05

Austin Clean Water Program
Survey Coordinator

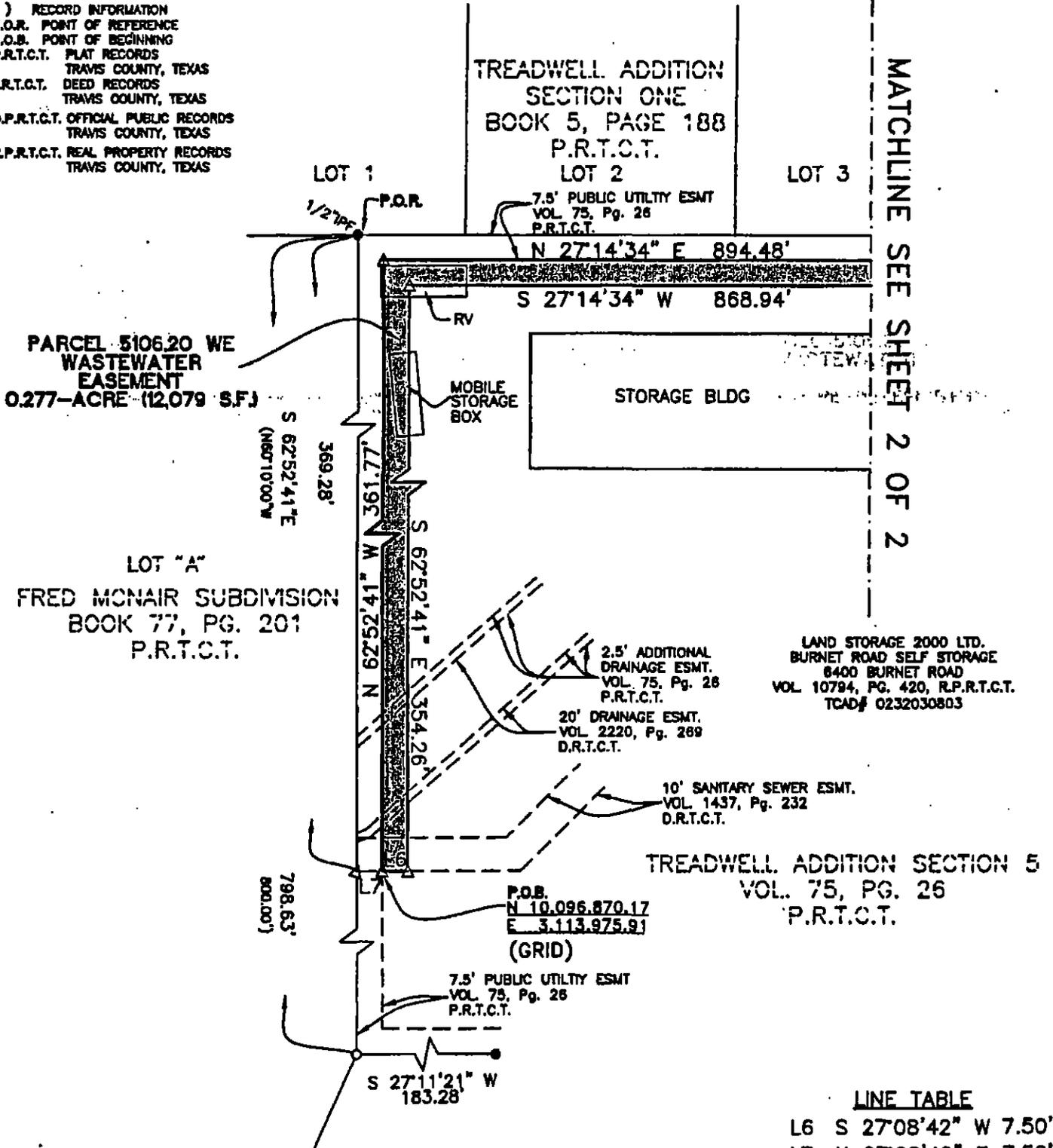
LEGEND

- 1/2" IRON ROD SET W/CAP
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

**SURVEY OF A PORTION OF THE
TREADWELL ADDITION SECTION 5
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
SHEET 1 OF 2**



MATCHLINE SEE SHEET 2 OF 2



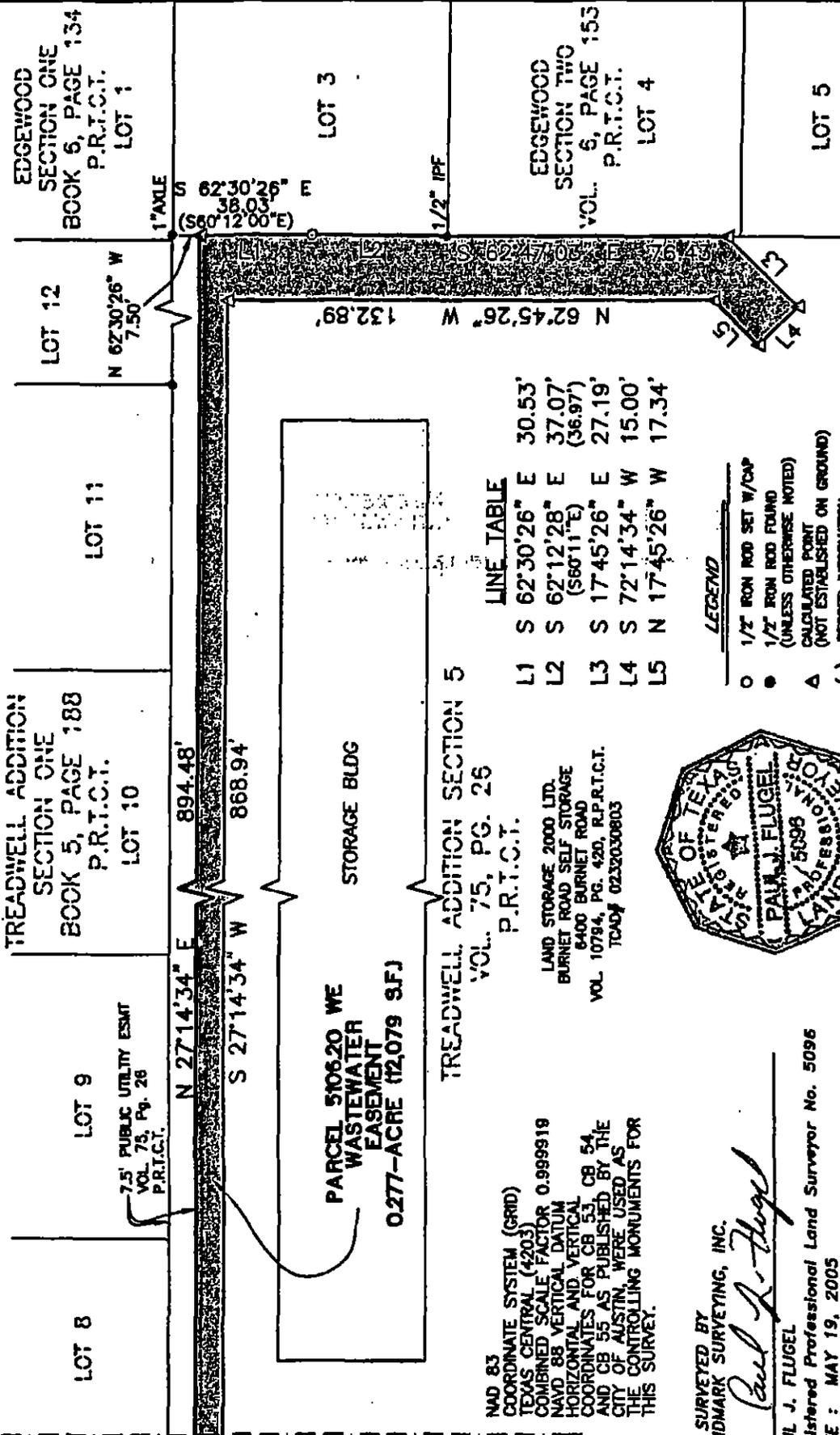
LINE TABLE

L6	S 27°08'42" W 7.50'
L7	N 27°08'42" E 7.50'

Client: **CLAUNCH & MILLER, INC.**
 Date: **MAY 24, 2004**
 Office: **RGH**
 Crew: **Moore, A. Ochoa, Lee**
 P.B.: **777, 780, 852/76**
 Disk: **Z:\claunch and miller\whiterock\landmark drawings\grid-staff\eamen\claunch-whiterock-smts-REV.dwg**
 Copier: **al\claunch\whiterock al\augie\claunch\whiterock**
 Job No.: **630-05-04**

**SURVEY OF A PORTION OF THE
TREADWELL ADDITION SECTION 5
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
SHEET 2 OF 2**

SCALE 1"=40'



MATCHLINE SEE SHEET 1 OF 2

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.999919
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL
COORDINATES FOR CB 53, CB 54
AND CB 55 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS
THE CONTROLLING MONUMENTS FOR
THIS SURVEY.

LAND STORAGE 2000 LTD.
BURNET ROAD SELF STORAGE
6400 BURNET ROAD
VOL. 10794, PG. 420, R.P.R.T.C.T.
TD-047 0232030803

TREADWELL ADDITION SECTION 5
VOL. 75, PG. 26
P.R.T.C.T.

LINE TABLE

L1	S	62°30'26"	E	30.53'
L2	S	62°12'28"	E	37.07' (36.97')
L3	S	17°45'26"	E	27.19'
L4	S	72°14'34"	W	15.00'
L5	N	17°45'26"	W	17.34'

- LEGEND**
- 1/2" IRON ROD SET W/CAP
 - 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
 - △ CALCULATED POINT
(NOT ESTABLISHED ON GROUND)
 - () RECORDED INFORMATION
 - P.O.B. POINT OF BEGINNING
 - P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS
 - D.R.I.C.T. DEED RECORDS
TRAVIS COUNTY, TEXAS
 - O.P.R.I.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS



AS SURVEYED BY
LANDMARK SURVEYING, INC.
Paul J. Flugel
PAUL J. FLUGEL
Registered Professional Land Surveyor No. 5098
DATE : MAY 19, 2005
REVISED DATE : JUNE 15, 2005

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Client: CLAMMICH & MILLER, INC.
Date: MAY 24, 2004
Office: REM
Crew: [unclear]
F.B.I.: 277, 780, 832, 776, 456
Dial: 24
Cable: [unclear]
Job No.: 636-03-06

SKETCH TO
ACCOMPANY
FIELD NOTES



**Landmark
SURVEYING, INC.**
1901 S. CAPITAL OF TEXAS HWY.
BUILDING 2, SUITE 315
AUSTIN, TEXAS 78748
PH: (512) 358-7411 FAX: (512) 358-7413

Land Storage 2000, Ltd.
Treadwell Addition Section 5
To
City of Austin
(For Temporary Working Space Easement)

FIELD NOTES FOR PARCEL 5106.20 TWSE

ALL OF THAT CERTAIN 0.310-ACRE (13,491 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. SPEAR LEAGUE NO. 7 AND THE GEORGE W. DAVIS SURVEY NO. 15, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF THE TREADWELL ADDITION SECTION 5, A SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN VOLUME 75, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY SPECIAL WARRANTY DEED TO LAND STORAGE 2000, LTD. EXECUTED OCTOBER 6, 1988 IN VOLUME 10794, PAGE 420 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR POINT OF REFERENCE at a 1/2" iron pipe found at the most westerly corner of the above referenced Treadwell Addition Section 5, on the rear line of Lot 1, Treadwell Addition Section One, a subdivision as recorded in Book 5, Page 188 of the Plat Records of Travis County, Texas and on a northwesterly corner of Lot "A" Fred McNair Subdivision, a subdivision as recorded in Volume 77, Page 201 of the Plat Records of Travis County, Texas; **THENCE**, with a common line between said Treadwell Addition Section 5 and the Fred McNair Subdivision, S62°52'41"E a distance of 369.28 feet to a calculated point; **THENCE**, through said Treadwell Addition, Section 5, N27°08'42"E a distance of 15.00 feet to a calculated point in the east line of a 10' Sanitary Sewer Easement as recorded in Volume 1437, Page 232 of the Deed Records of Travis County, Texas having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined Scale Factor 0.999919) values of N= 10,096,876.84 and E= 3,113,979.34 for southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, through said Treadwell Addition, Section 5 for the following two (10) courses:

- 1) N62°52'41"W a distance of 354.26 feet to a calculated point for the southwest corner of this tract;

- 2) N27°14'34"E a distance of 868.94 feet to a calculated point for the northwest corner of this tract, from which point a 1 inch axle found bears N12°28'31"W a distance of 23.47 feet;
- 3) S62°45'26"E a distance of 132.89 feet to a calculated angle point of this tract;
- 4) S17°45'26"E a distance of 17.34 feet to a calculated angle point of this tract;
- 5) S73°58'19"W a distance of 10.00 feet to a calculated angle point of this tract;
- 6) N17°45'26"W a distance of 12.90 feet to a calculated angle point of this tract;
- 7) N62°45'26"W a distance of 118.75 feet to a calculated point for an inside ell corner of this tract;
- 8) S27°14'34"W a distance of 848.92 feet to a calculated point for an inside ell corner of this tract;
- 9) S62°52'41"E for a distance of 344.24 feet to a calculated angle point of this tract;
- 10) S27°08'42"W a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.310 acre (13,491 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground in May of 2005 under my supervision.

Prepared by Landmark Surveying, Inc.

Paul J. Flugel

Paul J. Flugel

Registered Professional Land Surveyor No. 5096

Date: May 19, 2005

Revised Date: June 15, 2005



Bearing Basis: Texas State Plane Coordinates (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined scaled factor = 0.999919). All data derived from NAD '83, grid coordinates for CB53, CB54, and Cb55 as supplied by the City of Austin Monument Data Sheets

Z:\ClaunchandMiller\Whiterock\fieldnotes\new align\Treadwell-addn, Sec5-5'TWSE.doc

Austin Map No.525, Grid J28

TCAD No. 02-3203-0803

FIELD NOTES REVIEWED

By: *[Signature]* Date: 7-6-05

Austin Clean Water Program
Survey Coordinator

LEGEND

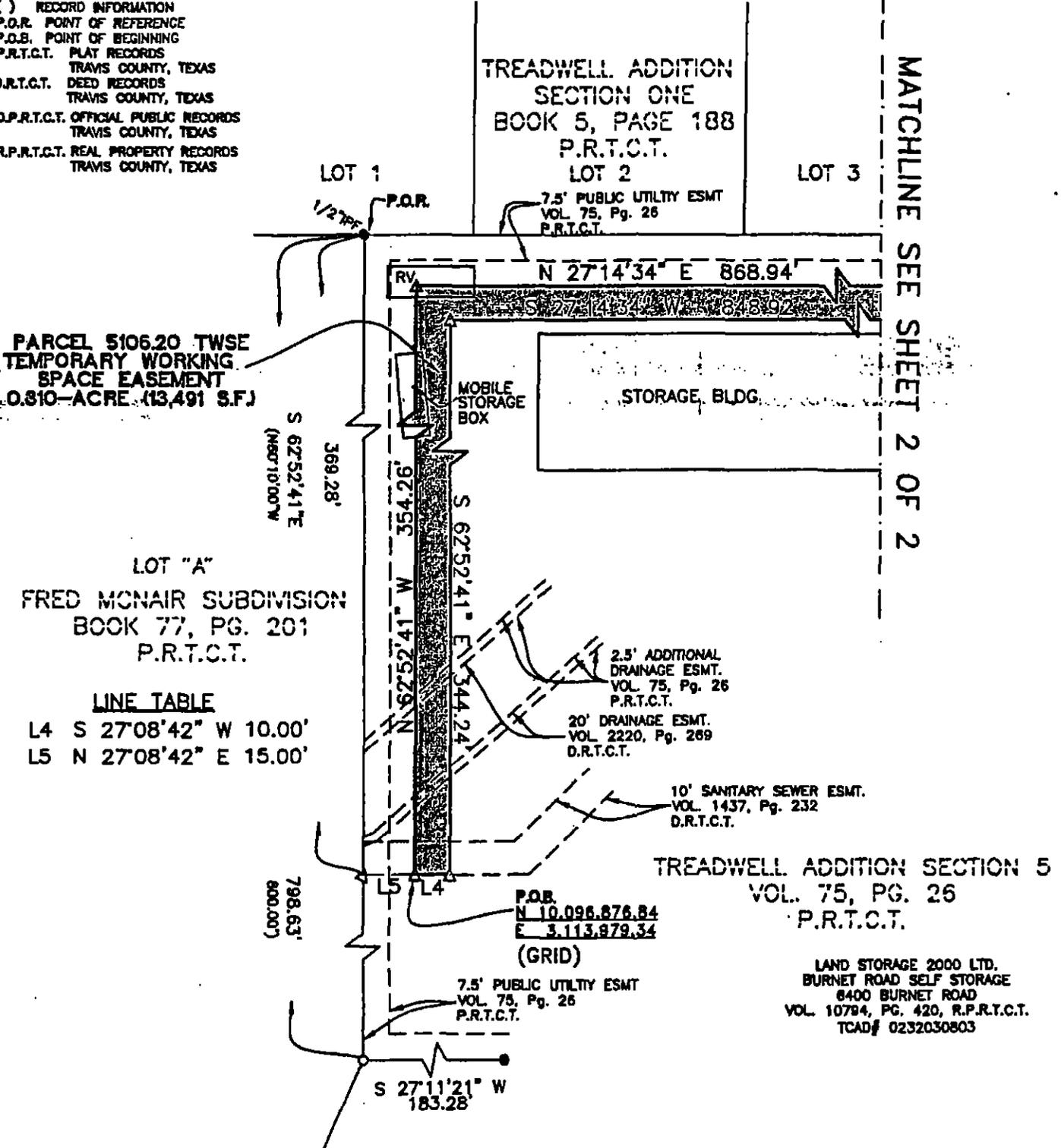
- 1/2" IRON ROD SET W/CAP
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

**SURVEY OF A PORTION OF THE
TREADWELL ADDITION SECTION 5
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
SHEET 1 OF 2**



SCALE 1"=40'

MATCHLINE SEE SHEET 2 OF 2



**PARCEL 5106.20 TWSE
TEMPORARY WORKING
SPACE EASEMENT
0.810-ACRE (13,491 S.F.)**

**LOT "A"
FRED MCNAIR SUBDIVISION
BOOK 77, PG. 201
P.R.T.C.T.**

LINE TABLE

- L4 S 27°08'42" W 10.00'
- L5 N 27°08'42" E 15.00'

**LAND STORAGE 2000 LTD.
BURNET ROAD SELF STORAGE
8400 BURNET ROAD
VOL. 10794, PG. 420, R.P.R.T.C.T.
TCAD# 0232030803**

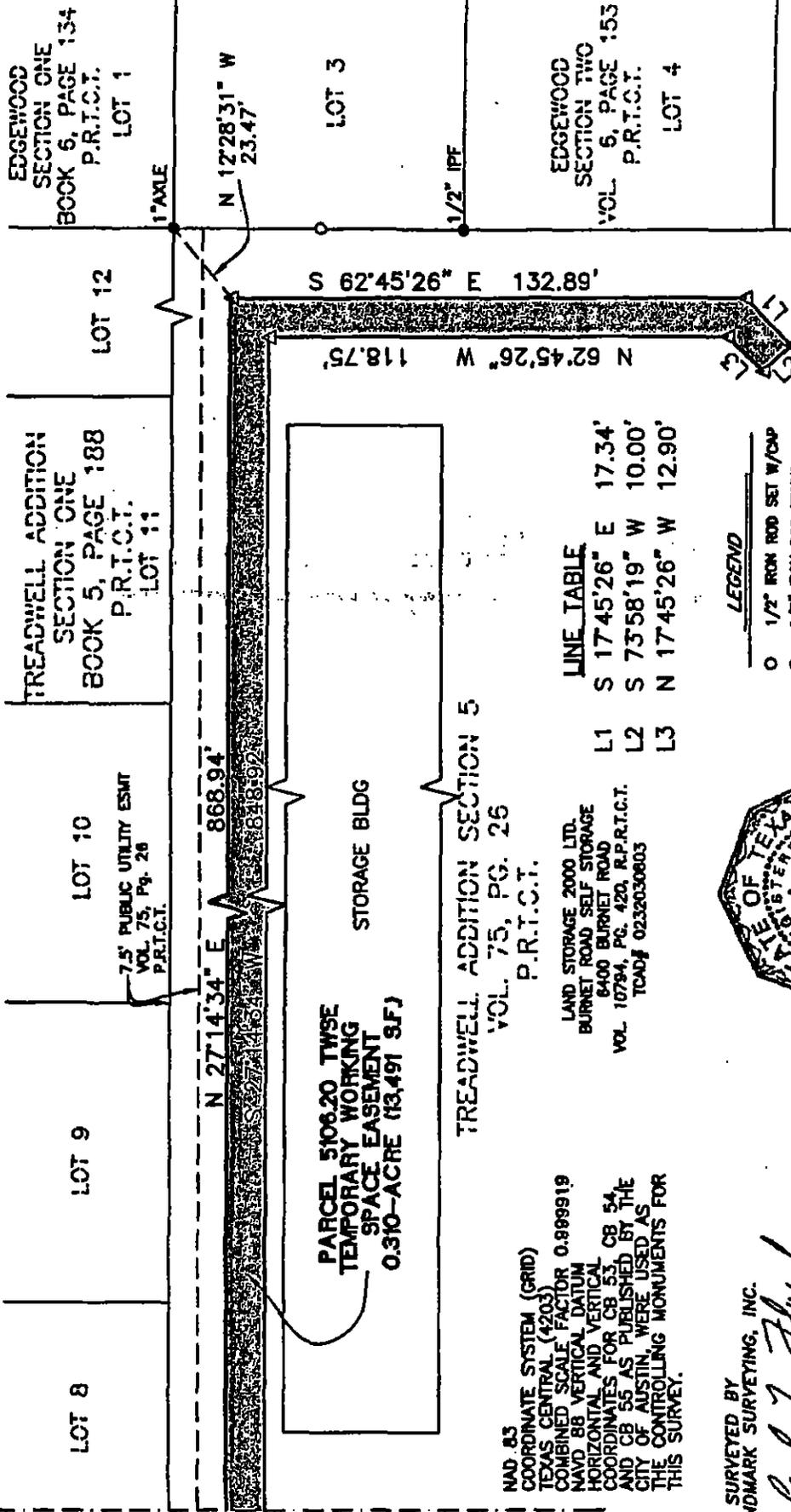
Client: CLAUNCH & MILLER, INC.
 Date: MAY 24, 2004
 Office: KGM
 Draw: Moore, Acheson, Lee
 F.B.I: 777, 780, 862/78
 Disk: Z:\akunch and miller\whitlock\landmark drawings\grid-staff\eswement\akunch-whitlock-esmts-REV.dwg
 Cogo: c:\es\akunch\whitlock a\supl\akunch\whitlock
 Job No.: 630-03-04

**SURVEY OF A PORTION OF THE
TREADWELL ADDITION SECTION 5
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
SHEET 2 OF 2**

SCALE 1"=40'



MATCHLINE SEE SHEET 1 OF 2



**PARCEL 5106.20 TWSE
TEMPORARY WORKING
SPACE EASEMENT
0.310-ACRE (13,491 SF)**

STORAGE BLDG

**TREADWELL ADDITION SECTION 5
VOL. 75, PG. 26
P.R.T.C.T.**

**NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.999919
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL
COORDINATES FOR CB 53, CB 54
AND CB 55 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS
THE CONTROLLING MONUMENTS FOR
THIS SURVEY.**

LINE TABLE

L1	S 17°45'26" E	17.34'
L2	S 73°58'19" W	10.00'
L3	N 17°45'26" W	12.90'

LEGEND

- 1/2" IRON ROD SET W/OSP
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
(NOT ESTABLISHED ON GROUND)
- () REDWOOD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS
- D.A.T.C.T. DEED RECORDS
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS



**S SURVEYED BY
ANDMARK SURVEYING, INC.**

Paul J. Flügel

PAUL J. FLÜGEL
Registered Professional Land Surveyor No. 5098
DATE : MAY 19, 2005
REVISED DATE : JUNE 15, 2005

**THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.**

Client: CLAWSON & MILLER, INC.
Date: MAY 24, 2004
Office: KCM
Drawn: MARY MOORE, L.S.
F.A.I.: 777, 760, 932, 76
Check: Z. Claunch and Miller
Draft: c. l. claunch
Job No.: E36-03-04

**SKETCH TO
ACCOMPANY
FIELD NOTES**



**Landmark
SURVEYING, INC.**
1301 S. CAPITAL OF TEXAS HWY.
AUSTIN, TEXAS 78748
PH 512-328-9411 FAX 512-328-7418

Land Storage 2000, Ltd.
Treadwell Addition Section 5
To
City of Austin
(For Temporary Ingress and Egress Easement)

FIELD NOTES FOR PARCEL 5106.20 TIAEE

ALL OF THAT CERTAIN 0.670-ACRE (29,195 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. SPEAR LEAGUE NO. 7 AND THE GEORGE W. DAVIS SURVEY NO. 15, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF THE TREADWELL ADDITION SECTION 5, A SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN VOLUME 75, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY SPECIAL WARRANTY DEED TO LAND STORAGE 2000, LTD. EXECUTED OCTOBER 6, 1988 IN VOLUME 10794, PAGE 420 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS BEING COMPRISED OF TWO TRACTS OR PARTS, PART 1 BEING 0.233-ACRE (10,167 SQUARE FEET) AND PART 2 BEING 0.4370-ACRE (19,028 SQUARE FEET) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.233-ACRES

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found in the west right-of-way line of Burnet Road (120-foot R.O.W.) at the northeast corner of the Vaught Tract, a subdivision as recorded in Book 75, Page 139, of the Plat Records of Travis County, Texas, same being a southeasterly corner of the above referenced Treadwell Addition Section 5, Thence, with said west right-of-way line of Burnet Road, N06°21'05"E a distance of 94.56 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined Scale Factor 0.999919) values of N= 10,096,955.55 and E= 3,114,847.18 for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, through said Treadwell Addition, Section 5, for the following fifteen (15) courses:

- 1) N80°51'42"W a distance of 71.16 feet to a calculated point of curvature of a curve to the left;
- 2) Along the arc of said curve to the left having a radius of 84.91 feet, an arc length of 40.52 feet, and a chord which bears S85°33'37"W a distance of 40.14 feet to a calculated point of non-tangency;

- 3) S74°50'56"W a distance of 44.61 feet to a calculated point of curvature of a curve to the right;
 - 4) Along the arc of said curve to the right having a radius of 122.17 feet, an arc length of 72.44 feet, and a chord which bears N89°53'50"W a distance of 71.38 feet to a calculated point of non-tangency;
 - 5) N71°15'14"W a distance of 161.46 feet to a calculated angle point of this tract;
 - 6) N65°47'21"W a distance of 1.62 feet to a calculated angle point of this tract;
 - 7) N21°25'03"E a distance of 34.12 feet to a calculated angle point of this tract;
 - 8) S67°10'35"E a distance of 53.70 feet to a calculated angle point of this tract;
 - 9) S67°25'59"E a distance of 50.41 feet to a calculated angle point of this tract;
 - 10) S69°48'25"E a distance of 51.82 feet to a calculated point of curvature of a curve to the left;
 - 11) Along the arc of said curve to the left having a radius of 140.65 feet, an arc length of 56.13 feet, and a chord which bears S82°00'11"E a distance of 55.76 feet to a calculated point of non-tangency;
 - 12) N78°50'57"E a distance of 23.40 feet to a calculated point for an angle point of this tract;
 - 13) N74°45'16"E a distance of 49.99 feet to a calculated point of curvature of a curve to the right;
 - 14) Along the arc of said curve to the right having a radius of 141.59 feet, an arc length of 49.89 feet, and a chord which bears N86°45'37"E a distance of 49.63 feet to a calculated point of non-tangency;
 - 15) S83°15'45"E a distance of 49.65 feet to a calculated point in the west right-of-way line of Burnet Road (120-foot R.O.W.) for the northeast corner of this tract;
- THENCE, with said right-of-way line, S06°21'05"W a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.233-acre (10,167 square feet) of land, more or less.**

PART 2 0.437-ACRES

BEGINNING FOR POINT OF REFERENCE at a 1/2" iron rod found in the west right-of-way line of Burnet Road (120-foot R.O.W.) at the northeast corner of the Vaught Tract, a subdivision as recorded in Book 75, Page 139, of the Plat Records of Travis County, Texas, same being a southeasterly corner of the above referenced Treadwell Addition Section 5, Thence, with the common line between said Vaught Tract and said Treadwell Addition, Section 5, N64°03'13"E a distance of 132.52 feet and S87°57'15"W a distance of 237.36, Thence departing said common line and through said Treadwell Addition, Section 5, N07°33'47"W a distance of 94.55 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined Scale Factor 0.999919) values of N= 10,097,004.77 and E= 3,114,468.09 for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, through said Treadwell Addition, Section 5, for the following twelve (12) courses:

- 1) N65°47'21"W a distance of 54.03 feet to a calculated angle point of this tract;
- 2) N72°08'01"W a distance of 487.29 feet to a calculated angle point of this tract;
- 3) N12°28'59"E a distance of 20.09 feet to a calculated angle point of this tract;
- 4) N17°10'02"E a distance of 234.30 feet to a calculated angle point of this tract;
- 5) N62°46'48"W a distance of 139.40 feet to a calculated angle point of this tract;
- 6) N27°14'34"E a distance of 19.11 feet to a calculated point for the northwest of this tract, from which point a one inch axle found in the northernmost corner of said Treadwell Addition, Section 5, bears N62°45'26"W a distance of 25.00 feet and N27°14'34"E a distance of 361.86 feet;
- 7) S63°00'22"E a distance of 128.55 feet to a calculated angle point of this tract;
- 8) S72°46'37"E a distance of 27.25 feet to a calculated angle point of this tract;
- 9) S17°10'02"W a distance of 255.73 feet to a calculated angle point of this tract;
- 10) S72°08'01"E a distance of 469.17 feet to a calculated angle point of this tract;
- 11) S80°22'43"E a distance of 56.39 feet to a calculated point for the northeast corner of this tract;

12) S21°25'03"W a distance of 34.12 feet to the POINT OF BEGINNING and containing 0.437-acre (19,028 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground in October of 2005 under my supervision.

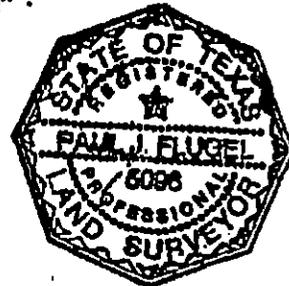
Prepared by Landmark Surveying, Inc.

Paul J. Flugel

Paul J. Flugel

Registered Professional Land Surveyor No. 5096

Date: October 31, 2005



Bearing Basis: Texas State Plane Coordinates (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined scaled factor = 0.999919). All data derived from NAD '83 grid coordinates for CB53, CB54, and CB55 as supplied by the City of Austin Monument Data Sheets

Z:\ClaunchandMiller\Whiterock\fieldnotes\

New align\rev-10-20-05\Treadwell-addnSec5-AEE 1-2.doc

Austin Map No.525, Grid J28

TCAD No. 02-3203-0803

FIELD NOTES REVIEWED

By: *PS* Date: *11-4-05*

Austin Clean Water Program
Survey Coordinator

LEGEND

- 1/2" IRON ROD SET W/CAP
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ∅ POWER POLE
- OVERHEAD ELECTRIC LINE

- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

**SURVEY OF A PORTION OF THE
TREADWELL ADDITION SECTION 5
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
SHEET 5 OF 7**



SCALE 1"=60'

P.O.B. PART 2
N 10.097.004.77
E 3.114.468.09
(GRID)

MATCHLINE SEE SHEET 6 OF 7

C1
R=84.91'
D=27°20'30"
L=46.62'
CH=40.14'
CB=S 85°33'37" W

C2
R=122.17'
D=33°58'21"
L=72.44'
CH=71.38'
CB=N 89°53'50" W

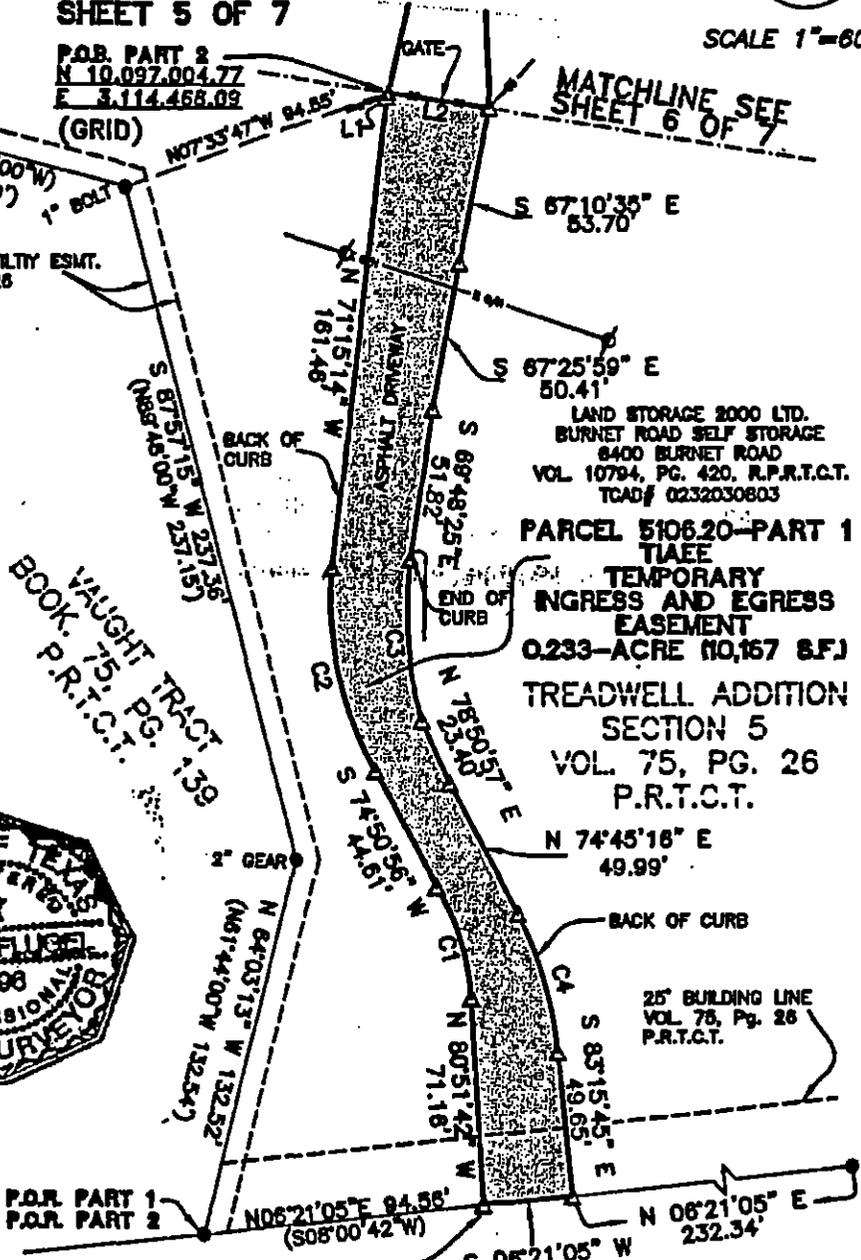
C3
R=140.85'
D=22°51'51"
L=56.13'
CH=55.78'
CB=S 82°00'11" E

C4
R=141.89'
D=20°11'22"
L=49.89'
CH=49.63'
CB=N 86°45'37" E

LINE	BEARING	DISTANCE
L1	N65°47'21" W	1.82'
L2	N21°25'03" E	34.12'



NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.999910
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR CB 63, CB 64, AND CB 65 AS PUBLISHED BY THE CITY OF AUSTIN, WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY.



P.O.R. PART 1
P.O.R. PART 2
N06°21'05" E 94.56'
(S08°00'42" W)

P.O.B. PART 1
N 10.098.835.55
E 3.114.847.18
(GRID)

BURNET ROAD
(120' ROW)
SKETCH TO ACCOMPANY FIELD NOTES

AS SURVEYED BY
LANDMARK SURVEYING, INC.

Paul J. Flugel

PAUL J. FLUGEL
Registered Professional Land Surveyor No. 8098
DATE: OCTOBER 20, 2005
REVISED: OCTOBER 31, 2005

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Auth: CLAUNCH & MILLER, INC.
Date: OCTOBER 13, 2005
Office: RDM
Drawn: Moore, Acheson, Lee
P.L.T.: 777, 760, 845/84
Title: 2:\a\claunch and miller\platt\platt\landmark drawings\grid-staff\exam\exam-platt\platt-south-REV.dwg
Copy: as\lee\claunch\platt\exam as\augie\claunch\platt\exam
Job No.: 830-03-04

Landmark SURVEYING, INC.
1301 E. CAPITAL OF TEXAS HWY.
BUILDING 8, SUITE 310
AUSTIN, TEXAS 78748
PH (817)328-7411 FAX (817)328-7415

LEGEND

- 1/2" IRON ROD SET W/CAP
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

SURVEY OF A PORTION OF THE TREADWELL ADDITION SECTION 5 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
SHEET 6 OF 7

SCALE 1"=60'



MATCHLINE SEE SHEET 7 OF 7

N 12°28'59" E 20.09'

N 17°10'02" E 234.30'

S 17°10'02" W 255.73'

S 72°08'01" E

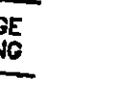
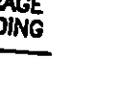
487.29'

469.17'

N 72°08'01" W

S 80°22'45" E 56.39'

N 85°47'21" W 54.03'



PARCEL 5106.20—PART 2 TIAEE TEMPORARY INGRESS AND EGRESS EASEMENT 0.437—ACRE (19,028 S.F.)

LAND STORAGE 2000 LTD.
 BURNET ROAD SELF STORAGE
 6400 BURNET ROAD
 VOL. 10794, PG. 420, R.P.R.T.C.T.
 TCAD# 0232030803

LAND STORAGE 2000 LTD.
 BURNET ROAD SELF STORAGE
 6400 BURNET ROAD
 VOL. 10794, PG. 420, R.P.R.T.C.T.
 TCAD# 0232030803

TREADWELL ADDITION SECTION 5
 VOL. 75, PG. 26
 P.R.T.C.T.

TREADWELL ADDITION SECTION 5
 VOL. 75, PG. 26
 P.R.T.C.T.

LINE	BEARING	DISTANCE
L1	S21°25'03"W	34.12'

P.O.B. PART 2
 N 10.097.004.77
 E 3.114.468.09
 (GRID)

MATCHLINE SEE SHEET 5 OF 7
 GATE

SKETCH TO ACCOMPANY FIELD NOTES

Landmark SURVEYING, INC.
 1301 S. CAPITAL OF TEXAS HWY.
 BUILDING B, SUITE 310
 AUSTIN, TEXAS 78748
 PH: (512)328-7611 FAX: (512)328-3443

Land Storage 2000, Ltd.
Treadwell Addition Section 5
To
City of Austin
(For Temporary Staging Area and
Material Storage Site)

FIELD NOTES FOR PARCEL 5106.20 TSAAMSS

ALL OF THAT CERTAIN 0.231-ACRE (10,083 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. SPEAR LEAGUE NO. 7 AND THE GEORGE W. DAVIS SURVEY NO. 15, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF THE TREADWELL ADDITION SECTION 5, A SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN VOLUME 75, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY SPECIAL WARRANTY DEED TO LAND STORAGE 2000, LTD. EXECUTED OCTOBER 6, 1988 IN VOLUME 10794, PAGE 420 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" bolt found at the northwest corner of the Vaught Tract, a subdivision as recorded in Book 75, Page 139 of the Plat Records of Travis County, Texas, same being an inside angle point in the southeast line of the above referenced Treadwell Addition Section 5, from which a 2" gear found bears N87°57'15"E a distance of 237.36 feet, said bolt having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined Scale Factor 0.999919) values of N= 10,096,911.05 and E= 3,114,480.40 for southwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, through said Treadwell Addition, Section 5, for the following four (4) courses:

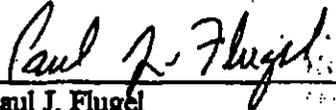
- 1) N06°38'39"W, passing at a distance of 7.52 feet the north edge of a 7.5-foot public utility easement (P.U.E.) as recorded in said Treadwell Addition, Section 5 plat and continuing for a total distance of 93.68 feet to a calculated point for the northwest corner of this tract;
- 2) S71°15'14"E a distance of 161.46 feet to a calculated point of curvature of a curve to the left
- 3) Along the arc of said curve to the left having a radius of 122.17 feet, an arc length of 20.66 feet, and a chord which bears S77°45'22"E a distance of 20.64 feet to a calculated point for the northeast corner of this tract;

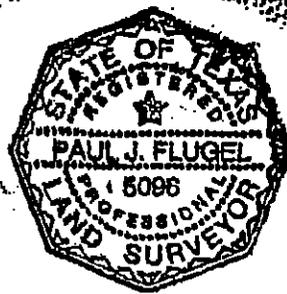
4) S02°02'45"E, passing at a distance of 23.47 feet said north edge of 7.5-foot P.U.E. and continuing for a total distance of 30.97 feet to a calculated point in the common line between said Treadwell Addition, Section 5 and said Vaught Tract for the southeast corner of this tract;

THENCE, with said common line, S87°57'15"W a distance of 163.44 feet to the **POINT OF BEGINNING** and containing 0.231-acre (10,083 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground in November of 2004 under my supervision.

Prepared by Landmark Surveying, Inc.


Paul J. Flugel
Registered Professional Land Surveyor No. 5096
Date: December 21, 2004
Revised: January 26, 2005



Bearing Basis: Texas State Plane Coordinates (Texas Central Zone, NAD '83 (CORS), U.S. Feet, Combined scaled factor = 0.999919). All data derived from NAD '83, grid coordinates for CB53, CB54, and Cb55 as supplied by the City of Austin Monument Data Sheets

Z:\ClaunchandMiller\Whiterock\fieldnotes\Treadwell-addn, Sec5-TSAAMSS
Austin Map No.525, Grid J28
TCAD No. 02-3203-0803

FIELD NOTES REVIEWED

By:  Date: 1-27-05

Austin Clean Water Program
Survey Coordinator

LEGEND

- 1/2" IRON ROD SET W/CAP
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

**SURVEY OF A PORTION OF THE
TREADWELL ADDITION SECTION 5
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**



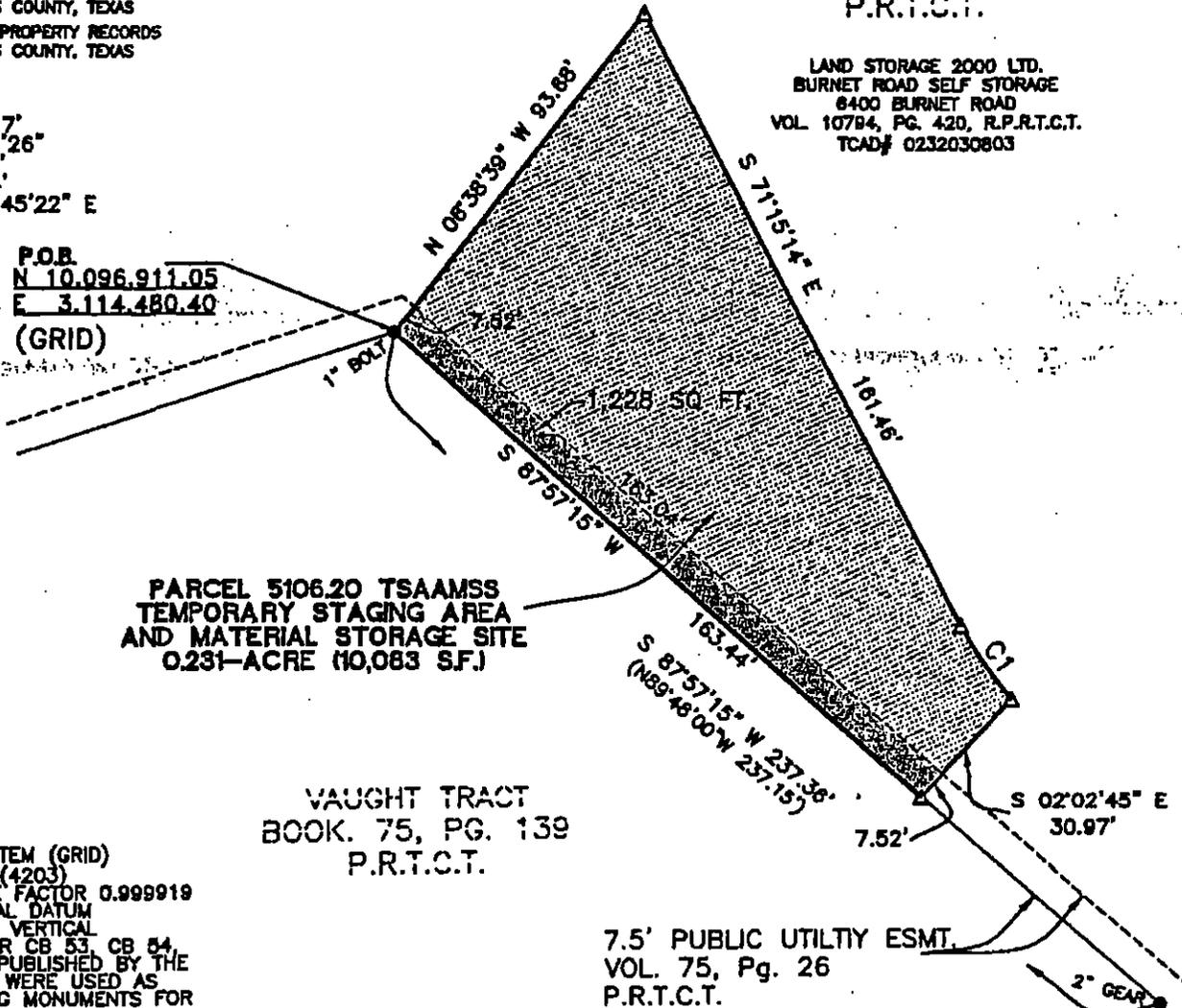
SCALE 1"=40'

TREADWELL ADDITION SECTION 5
VOL. 75, PG. 26
P.R.T.C.T.

LAND STORAGE 2000 LTD.
BURNET ROAD SELF STORAGE
8400 BURNET ROAD
VOL. 10794, PG. 420, R.P.R.T.C.T.
TCAD# 0232030803

C1
R=122.17'
D=09°41'26"
L=20.66'
CH=20.64'
CB=S 77°45'22" E

P.O.B.
N 10.096.911.05
E 3.114.480.40
(GRID)



**PARCEL 5106.20 TSAAMSS
TEMPORARY STAGING AREA
AND MATERIAL STORAGE SITE
0.231-ACRE (10,083 SF.)**

VAUGHT TRACT
BOOK. 75, PG. 139
P.R.T.C.T.

7.5' PUBLIC UTILITY ESMT.
VOL. 75, Pg. 26
P.R.T.C.T.

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.999919
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL
COORDINATES FOR CB 53 CB 54
AND CB 55 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS
THE CONTROLLING MONUMENTS FOR
THIS SURVEY.

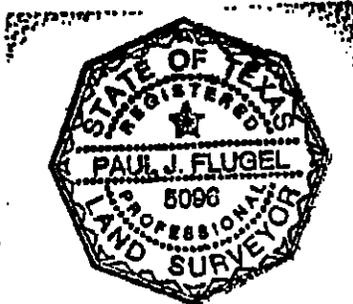
AS SURVEYED BY
LANDMARK SURVEYING, INC.

Paul J. Flugel

PAUL J. FLUGEL
Registered Professional Land Surveyor No. 5096
DATE : DECEMBER 21, 2004
REVISED : JANUARY 24, 2005

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Client: CLAUNCH & MILLER, INC.
Date: DECEMBER 21, 2004
Office: RGH
Crew: J. Adams, A. Ochoa
F.B.I.: 777, 780
Disk: Z:\claunch and miller\whiterock\landmark drawings\grid--staff\cessaman\claunch-whiterock-smts.dwg
Copro: c:\lee\claunch\whiterock a\augie\claunch\whiterock
Job No.: 630-03-04



SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.
1501 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH (812)328-7411 FAX (812)328-7412